

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Charleston County**

State: **SC**

PJ's Total HOME Allocation Received: **\$12,696,912**

PJ's Size Grouping*: **B**

PJ Since (FY): **1998**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	12			
Program Progress:							
% of Funds Committed	95.57 %	95.37 %	7	95.51 %	56	53	
% of Funds Disbursed	88.45 %	87.16 %	6	87.58 %	45	48	
Leveraging Ratio for Rental Activities	32.2	5.34	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.03 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	62.16 %	68.02 %	8	71.17 %	29	27	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	97.44 %	81.53 %	2	81.54 %	93	89	
% of 0-30% AMI Renters to All Renters***	69.23 %	33.62 %	1	45.68 %	90	86	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	94.43 %	1	96.19 %	100	100	
Overall Ranking:			In State:	1 / 12	Nationally:	90 88	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$2,031	\$14,808		\$27,510	39 Units	7.10 %	
Homebuyer Unit	\$11,539	\$30,740		\$15,239	154 Units	28.10 %	
Homeowner-Rehab Unit	\$18,118	\$20,816		\$20,932	325 Units	59.20 %	
TBRA Unit	\$548	\$1,329		\$3,121	31 Units	5.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston County SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$78,313	\$118,414	\$24,083
State:*	\$76,052	\$11,150	\$22,430
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	2.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.82

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	53.8	21.4	5.2	0.0
Black/African American:	43.6	66.2	94.2	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	2.6	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	2.6	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	3.9	0.6	0.0
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HOUSEHOLD SIZE:

1 Person:	87.2	27.9	35.7	0.0
2 Persons:	12.8	17.5	22.2	0.0
3 Persons:	0.0	29.2	23.4	0.0
4 Persons:	0.0	15.6	12.3	0.0
5 Persons:	0.0	3.2	3.4	0.0
6 Persons:	0.0	0.6	1.8	0.0
7 Persons:	0.0	0.0	0.9	0.0
8 or more Persons:	0.0	0.0	0.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	54.5	33.2	0.0
Elderly:	100.0	3.2	38.8	0.0
Related/Single Parent:	0.0	22.1	8.0	0.0
Related/Two Parent:	0.0	11.0	14.8	0.0
Other:	0.0	3.2	5.2	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	100.0	0.0 #
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 15

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston County State: SC Group Rank: 90
 (Percentile)
 State Rank: 1 / 12 PJs Overall Rank: 88
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	62.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.44	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.49	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

